



Office/Industrial Project
1290 Kifer Road
April 29, 2004

Gilbane Properties, Inc.
RMW architecture & interiors

Project Explanation

Use:

The project will provide high-quality industrial and office space for a variety of tenant/owner types in a highly desirable location. These businesses could range from the small professional offices that need visibility along a main road such as Kifer to entrepreneurs in the building industry who need local storage space for items such as plumbing supplies. The proximity of major high-technology firms such as Applied Materials, AMD, National Semiconductor and Intel with extensive R&D operations makes this an ideal location for the multitude of vendors supporting those research efforts.

With each building on a separate land parcel, smaller entrepreneurs are able to control their working environment and have an equity stake in the success of the project and the area. It is a unique kind of project that gives an ownership opportunity to many small businesses who normally don't have the ability to own their premises in a central Silicon Valley location. Multiple entries in each building will allow flexible unit sizes.

Architecture:

The buildings are organized around two central boulevards through the site that are envisioned as a landscaped parking courtyard contained and defined by building forms. This large parking courtyard serves the majority of entrances to the buildings. The placement of buildings around the courtyard orients the service sides of the building to the site perimeter.

The composition of each building reflects a hierarchy that is expressed in both plan and elevation. The plan steps in and out to acknowledge individual businesses and tenants and to give the buildings depth and rhythm. The forward panels are also taller, emphasizing the variety of heights in the elevation. The panel module reinforces the pedestrian scale of the boulevard through the site. The strategy is to give visual interest to the buildings, which use architectural tilt-up concrete construction, include a variety of field and accent colors, contrasting canopies, and significant surface reveal to give articulation to the form.

Landscape:

Responding to the existing streetscape, 1290 Kifer Road's frontage landscape serves as a physical and visual funnel into the site. This entry landscape will serve potentially as the setting for a public art piece, separated from the front parking plaza by signage and planted berms accented with flowering trees.

Upon entering, employees and visitors will find themselves in a large landscaped parking courtyard which serves the building entries. A series of storm water infiltration basins is designed to treat the storm water from the parking areas.

The perimeter of the site makes extensive use of bioswales to capture and treat storm water run-off. Simultaneously, the perimeter has been designed to buffer the views between properties by use of planted berms and evergreen trees that relate to the entry landscaping.